

096.0

0004

0013.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

602,900 / 602,900

USE VALUE:

602,900 / 602,900

ASSESSED:

602,900 / 602,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
14		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GROOM MONICA J/TRUSTEE

Owner 2: MONICA J GROOM REVOCABLE

Owner 3: LIVING TRUST

Street 1: 14 HARTFORD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GROOM MONICA J -

Owner 2: -

Street 1: 14 HARTFORD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,197 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6197		Sq. Ft.	Site		0	70.	0.98	4									424,138						424,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6197.000	178,800		424,100	602,900			
Total Card		0.142	178,800		424,100	602,900	Entered Lot Size		
Total Parcel		0.142	178,800		424,100	602,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	411.82	/Parcel: 411.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	178,800	0	6,197.	424,100	602,900	602,900	Year End Roll	12/18/2019
2019	101	FV	164,400	0	6,197.	424,100	588,500	588,500	Year End Roll	1/3/2019
2018	101	FV	164,400	0	6,197.	363,500	527,900	527,900	Year End Roll	12/20/2017
2017	101	FV	164,400	0	6,197.	339,300	503,700	503,700	Year End Roll	1/3/2017
2016	101	FV	164,400	0	6,197.	290,800	455,200	455,200	Year End	1/4/2016
2015	101	FV	167,800	0	6,197.	260,500	428,300	428,300	Year End Roll	12/11/2014
2014	101	FV	167,800	0	6,197.	241,200	409,000	409,000	Year End Roll	12/16/2013
2013	101	FV	167,800	0	6,197.	229,900	397,700	397,700		12/13/2012

Parcel ID 096.0-0004-0013.B

!7877!

PRINT

Date 12/10/20 Time 22:28:49

LAST REV

Date 12/13/18 Time 17:27:57

danam

7877

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROOM MONICA J,	60771-297		12/19/2012	Convenience		1	No	No	
	10132-440		9/17/1962				No	No	Robert A Groom dod 7/3/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1596	New Wind	4,304	C				Air sealing and in
2/18/2015	162	Insulate	974					Replace 1 window.
11/6/2014	1496	New Wind	8,348					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Meas/Inspect	BS	Barbara S
2/24/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	256	PATRIOT
7/25/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1965	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdct:	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	AV - Average	31.	%	Phys Cond: 1	AV - Average	31.	%	Exterior: 1	No Unit	RMS: 5	BRs: 2	Baths: 1	HB						
Prim Int Wall: 2 - Plaster				Functional: 1				Interior: 1		5	2								
Sec Int Wall: 1	%			Economic: 1				Additions: 1											
Partition: T - Typical				Special: 1				Kitchen: 1											
Prim Floors: 4 - Carpet				Override: 1				Baths: 1											
Sec Floors: 1	%			Total: 31	%			Plumbing: 1											
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric: 1											
Subfloor: 1				Basic \$ / SQ: 95.00				Heating: 1											
Bsmnt Gar: 1				Size Adj.: 1.35000002				General: 1											
Electric: 3 - Typical				Const Adj.: 1.00000000				Totals: 1		5	2								
Insulation: 2 - Typical				Adj \$ / SQ: 128.250															
Int vs Ext: S				Other Features: 83000															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 259162															
% Com Wall				Depreciation: 80340															
				Depreciated Total: 178822															
MOBILE HOME				Make: 1				WtAv\$/SQ: 1		AvRate: 1		Ind.Val: 1							
SPEC FEATURES/YARD ITEMS				Model: 1															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 096.0-0004-0013.B	
More: N				Total Yard Items:				Total Special Features:				Total:							